

SFTR Governance Document Review Committee Meeting Minutes

Location: Metro Operations Center

26 Mar 2021: 1:00-3:00 pm Mountain Time

Members Present: Bill Nielsen, Rick Kinder, Tim Nash, Joe Richards, Rhonda Taillon, Mark Thomas, Craig Korth

Members Not Available:

Guests:

Previous minutes approved.

Charter: Review all SFTR Governance Documents for possible update via changes, amendments, or re-write. Compare against changing State and County guidelines and consider owner input.

Document Hierarchy: Federal, State, and County Laws and Regulations
Protective Covenants, Conditions, and Restrictions (CCRs)
Articles of Incorporation
By-Laws
Rules and Regulations

Discussion / Action Items: This was the second meeting of the committee established by SFTR Board of Directors vote on 5 Feb 2022. Discussed conduct of meetings ensuring each member has an opportunity to be heard, Mark lead the team through his deciphering of the various voting related clauses, Bill shared his concern that the product we deliver to the owners for vote need be very clear and easy to read or many owners may not take the time to respond. The team agreed to take a page by page, paragraph by paragraph review approach to prevent jumping to a favorite topic with the possibility of missing something important.

Items to change/update/modify for Board review/approval include: Hi-lights
Ensure all previous recordings are added to the "Whereas" paragraphs of 1st page.
Ensure e-mail is incorporated where appropriate as a valid way to communicate with owners.

Add to definitions: "Improvement"
"Proxy"
"Representative Agent"
"Absentee Voting"

Add a complete list of all lots constituting the "common areas" - **RHONDA**
Detail J lot exceptions

Deconflicting CCR's and By-Laws. Some items have been deemed more appropriate for the By-Laws. Special attention will need to be given ensuring that items are not deleted without being simultaneously incorporated in the other more appropriate document.

Contact Tony Riley to confirm requirements of para 5.1.1 are correct – **BILL**

This meeting the team completed the first review thru paragraph 5.1.1.

Meeting Tempo: In response to the timeline the committee agreed to meet every 2 weeks to meet the June 2022 deadline. Initial meeting dates agreed to are:

12 March 2022

26 March 2022

9 April 2022

23 April 2022

7 May 2022

21 May 2022

Future Actions to Consider:

Web Page / Other Additions and Considerations:

Consider adding committee contact information.

Consider developing a Frequently asked Questions (FAQs) section on the Governance Documents page.

Restrictions on Radio Antennas, Windmills, Conex Containers

Clarify Guest Parking

Clarify Temporary Residences Requirements

Clarify number of single family residence allowed per lot

Townhall: Consider holding a SFTR Townhall meeting at a date/time to be determined but between document approval and ballot mailing to owners to explain changes.

Topics For Next Meeting:

Review previous meeting actions for modification or clarity.

Continue methodical review

Next meeting: 9 April 2022, 1:00 – 3:00 pm, Metro Operations Center